



MEDICAL OFFICE IN RESIDENTIAL ZONE

A. ITEMS REQUIRED FOR FILING

- _____ 1. Completed Application Form.
- _____ 2. Processing Fee of \$1,240.00
- _____ 3. Scanning Fee of \$47.00.
- _____ 4. Ten (10) copies of folded site plan drawn to scale which shall include a vicinity map, surrounding streets, surrounding uses and on-site parking for entire site, including parking tabulations.
- _____ 5. List of assessor's parcel numbers and record owners for all abutting properties (this includes properties across streets and alleys) from the last equalized tax rolls.
- _____ 6. One copy of assessor's map or maps showing all parcels listed in No.4 above.
- _____ 7. One set of gummed mailing labels with all addresses listed in No.4 above.
- _____ 8. A number of postage paid postcards equal to the number of record owners listed in No.6 above.
- _____ 9. A letter signed and dated by the applicant demonstrating how the request meets all the following criteria of CMC 17.98.110 necessary for granting approval.
- 10. Submit one (1) CD containing the following information organized in the following folders:
 - a. Application Materials: Including but not limited to a completed application, environmental application, grant deeds, noticing package, letter of authorization, title reports, etc.
 - b. Technical/Environmental Studies if applicable.
 - c. Plans: Including but not limited to a subdivision maps, site plans, grading plans, utility plans, architectural elevation plans and renderings, floor plans, conceptual landscape plans, sign program, etc. as applicable to the respective application type.

17.98.110 Day Medical Offices/Clinics.

The board shall hear and decide applications for the establishment of day medical offices/clinics as provided in Section 17.73.010. The following findings must be made by the board before a day medical office/clinic can be granted:

- A. *The entire site has adequate parking as determined by the Municipal Code. The office/clinic shall provide on-site parking per the Commercial and Business Building (not in C-1) requirements in Section 17.76.030.*
- B. *Evidence has been produced that shows the intended office/clinic use will not unreasonably restrict or interfere with the existing residential uses and result in a lessening of traffic safety on streets adjacent to the site.*
- C. *The establishment of the day medical office/clinic will not be detrimental to the health, safety, and general welfare of the public, and will be in harmony with the various elements, goals, and objectives of the general plan.*
(Ord. 2047 § 2(part), 1991.) (CMC 3/95; 10/93; 7/93; 7/92; 1/92; 7/91; 3/91; 10/89; 7/89)

B. NOTICE TO APPLICANTS:

- 1. This application is acted on by the Board of Zoning Adjustment per Corona Municipal Code Chapter 17.98.
- 2. It is recommended that applicant, representative or property owner should be present at all hearings.
- 3. All correspondence and reports will be mailed to the project proponent only.
- 4. If you have any questions regarding the above, please call the Community Development Department at (951) 736-2262.
- 5. All plans or maps submitted shall be folded to a maximum size of 8 x 14" with the title block visible.

C. ATTACHMENTS:

- 1. CMC Section 17.73.010.18.